



## Alternate Means (AMMR) Application

FRM-002  
Date: 1/1/17  
Mod:1/13/19

Approved by:  
RWM

**INSTRUCTIONS TO APPLICANT:** Fill out this application as completely as possible. Incomplete applications, including signatures, will be rejected. See the appropriate code sections below for further info.

☐ **REQUEST FOR MODIFICATION OF CODE (CFC 104.8)**

☐ **REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (CFC 104.9)**

<b>1</b>	<b>JOB ADDRESS</b>	<b>Bay Meadows STA1 2750 South Delaware St, San Mateo, CA 94403</b>	<b>APN</b>	<b>040-031-250</b>	
OWNER	Bay Meadows Station 1 Investors, LLC		LOT	BLOCK	
ADDRESS	4 Embarcadero Center Suite 3330		PERMIT #	CONSTRUCT TYPE	
ADDRESS	San Francisco, CA 94411			STORIES	
PHONE	415.905.5390	PA #		OCCUPANCY CLASS	
PETITIONER	Jacob Wood PE			OCC LOAD	
ADDRESS	1330 Broadway 13 <sup>th</sup> Floor		CITY	ZIP	
ADDRESS	Oakland, CA 94612			# of UNITS	
PHONE	415.697.5614		USE(S) OF BLDG		

**2**

**Code section needing alternate/modification:** \_\_\_\_\_

**3**

**REQUEST:** *Submit plans if necessary to illustrate request. Additional sheets or data may be attached:*

As discussed during a meeting (refer to Attachment A) held on 4-10-2017 between the Fire Department (Ray Iverson) and applicant, the Emergency Vehicle Access Easements (EVAE), are being requested for abandonment as shown on attachment B. It was explained that on account of the grade separation that is going to be installed at East 28<sup>th</sup> Ave, the Emergency Vehicle Access path would dead-end at south end of the easement. Ray explained that this would make the EVA unusable for the Fire Department, and he suggested that we could abandon the easement provided that certain conditions, as document in #4, were met. The abandonment has been submitted to the city as shown on Attachment C. See page 6 of the for Recorded Map #4 (Attachment D) the PSE delineation.



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4

**JUSTIFICATION/FINDINGS OF EQUIVALENCY:** *Applicant shall demonstrate Suitability, Strength, Effectiveness, Fire resistance, Durability, and Safety of justification. PLEASE NOTE: Any alternate must provide for an equivalent level of protection as required by State Law. Equivalencies will be evaluated through the use of NFPA 550, or other nationally recognized standards, or engineering judgements.*

As a result of the EVAE abandonment, Fire Department site access to the building would be limited to three sides. During the referenced meeting, it was explained that providing roof access via two permanent stairwells would serve as sufficient alternative emergency access. Refer to Attachment E for evidence of satisfying this criteria. The existing 20' P.S.E. along the west property line is not affected by the EVAE abandonment. According to Section B105 of the California Fire Code, the minimum fire flow for a Type 1A building greater than 300,000 SF is 6,000 gallons per minute (see Attachment F for reference table). From previous experience, we assume a 50% reduction because the building is full sprinklered, which reduces the minimum fire flow to 3,000 gpm. As seen on Attachment B, there are four fire hydrants provided on site.

Attach additional sheets if necessary.

PETITIONER: Jacob Wood  
SIGNATURE: \_\_\_\_\_  
DATE: 2/24/2020  
POSITION: Engineer

**For Office Use Only:**

REVIEWED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# ATTACHMENT A

## Agenda

# ARUP

Project title	Bay Meadows II – STA1 & STA5	Job number 218857
Meeting name and number	Coordination with San Mateo Fire Marshal	File reference
Location	1900 O'Farrell St Suite 375 San Mateo	Time and date 1:30 PM April 10, 2017
Purpose of meeting		
Attendance	Ray Iverson (RI) – City of San Mateo Fire Department Scott Giddens (SG) – WMS John Radtke (JR) – HOK Jacob Wood (JW) – Arup Ryan Nordvik (RN) – Arup	
Apologies		
Circulation	Those attending	

Action

### 1. Site Access

- STA1/STA5
  - Request for Alternative Materials or Method of Construction (AMMR) would be necessary to justify access to only three sides of buildings
    - Two permanent staircases with roof access could serve as alternative access
    - AMMR may demonstrate that an EVA is not necessary at STA1 (would replace EVAE with PUE at west side of bldg.)
- STA1
  - Driveway as shown provides ample space for fire truck; truck could back out (i.e. no turn-around required) up to 150'.
  - FD would not use EVA; no need to place fire hydrant there (as previously done at stations 2,3 & 4)
  - Site allows for hydrant access from S Delaware & 28<sup>th</sup>

Prepared by Ryan Nordvik  
Date of circulation April 10, 2017

# ATTACHMENT A

## Agenda

Project title	Job number	Date of Meeting
Bay Meadows II - Station Blocks	218857	December 5, 2011

### Action

- STA5

- Access is limited

- Would need to “get creative” with AMMR in determining trade-off that provides adequate fire access

- Suitable points of access:

- NE corner (from 31<sup>st</sup>)
      - N face (from 31<sup>st</sup>, where no grade separation occurs)
      - Easternmost point (from S Delaware)
      - South corners (would require additional hardscape at driveway)

- Need additional hardscape (i.e. weather resistant) space at driveway for fire truck docking at south driveway

- Basement level parking’s roof slab would change to meet fire truck loading requirement (75,000 lbs)
          - Setback limits are a function of building height, ladder angle

RI to provide setback distances for fire ladder pad/landing (for 55’ tall roof)

Arup to provide sketch of proposed fire truck docking location at S end of STA5

## 2. Site Hydrants

- STA1

- Fire flow requirements are a function of floor space, building classification, etc. and will inform the number of hydrants required

- Fire flow requirements may show the need for an additional hydrant (south end of EVA, where stub is located, seems most logical)

JR to provide RI with bldg. sq. footage; RI to respond with # of hydrants needed (done 4/10 email)

- STA5

- Based on flow requirements, may need to add hydrant at water stub from Pacific Rd. to STA5
  - Stub would also serve as DW service to bldg.
  - Size of stub must meet 6” requirement

Arup to confirm size of water stub

- San Mateo hydrant spacing requirements changed to 250’ min. (previously 300’)

# ATTACHMENT A

## Agenda

Project title	Job number	Date of Meeting
Bay Meadows II - Station Blocks	218857	December 5, 2011

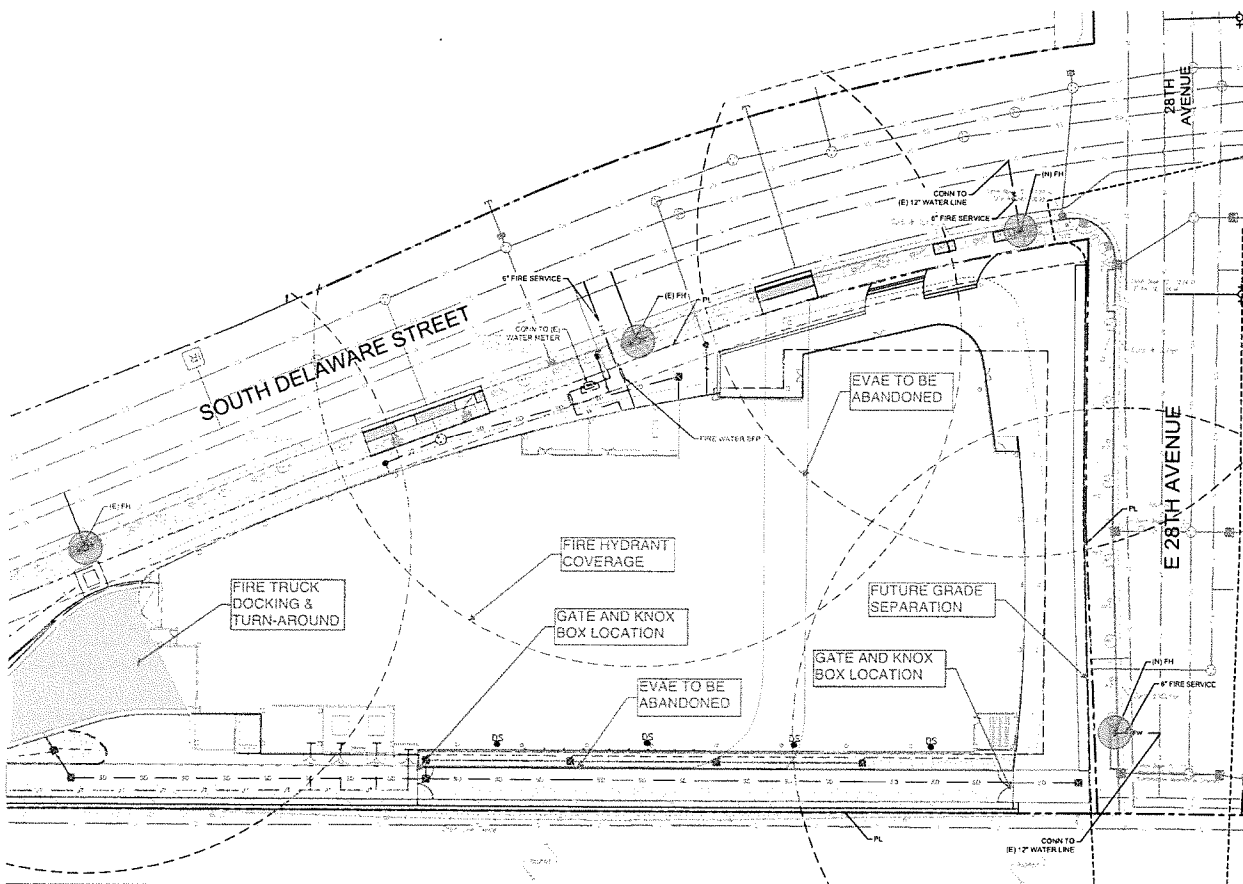
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Action

### 3. Building Connection Points and Appurtenances

- STA1/STA5 Backflow Preventer and FDC locations
  - Not a FD requirement to locate on street level; could place in basement. Could place control valves there, too (This will likely need sign-off from Cal Water as well).
  - Other variables (e.g., smoke control) need to be accounted for; BFP locations should be determined at a later time
  - FDC could be wall-mounted; 36" clearance required; preferable to have one at each end (north, south) of building (similar to STA 2, 3, 4)

# ATTACHMENT B



**RAY MEADOWS**  
LAND COMPANY

**WILSON**  
**MEANY**  
**ARUP**

Architects and Engineers, Inc.  
1000 California Street, Suite 1000  
San Francisco, CA 94109  
Tel: 415.774.2000  
Fax: 415.774.2001  
www.wilsonmeanyarup.com

SPAR SUBMITTAL

AMMR  
ATTACHMENT B

SITE

**STA 1**

**BAY MEADOWS II**

**SAN MATEO, CALIFORNIA**

As shown on the site plan, the project is located on the site of the former Bay Meadows Race Track.

NOT FOR CONSTRUCTION

06/11/2018

# ATTACHMENT C

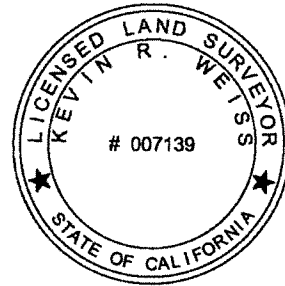
## Exhibit 'A'

**Legal Description  
Summary Easement Vacation  
of  
Emergency Vehicle Access Easement  
APN 040-031-0250 (2019-20)**

All that certain real property situated in the City of San Mateo, County of San Mateo, State of California being more particularly described as follows:

Being that Emergency Vehicle Access Easement as it encumbers Block 14 and detailed in Detail "D" on Sheet 13 of that map entitled "Bay Meadows Phase II, No. 4" recorded on March 20, 2013 in Book 139 of Maps, at Pages 11-24, San Mateo County Records.

As shown on the plat attached hereto as "Exhibit B" and by this reference is made a part hereof.



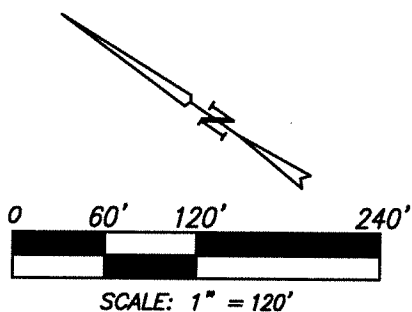
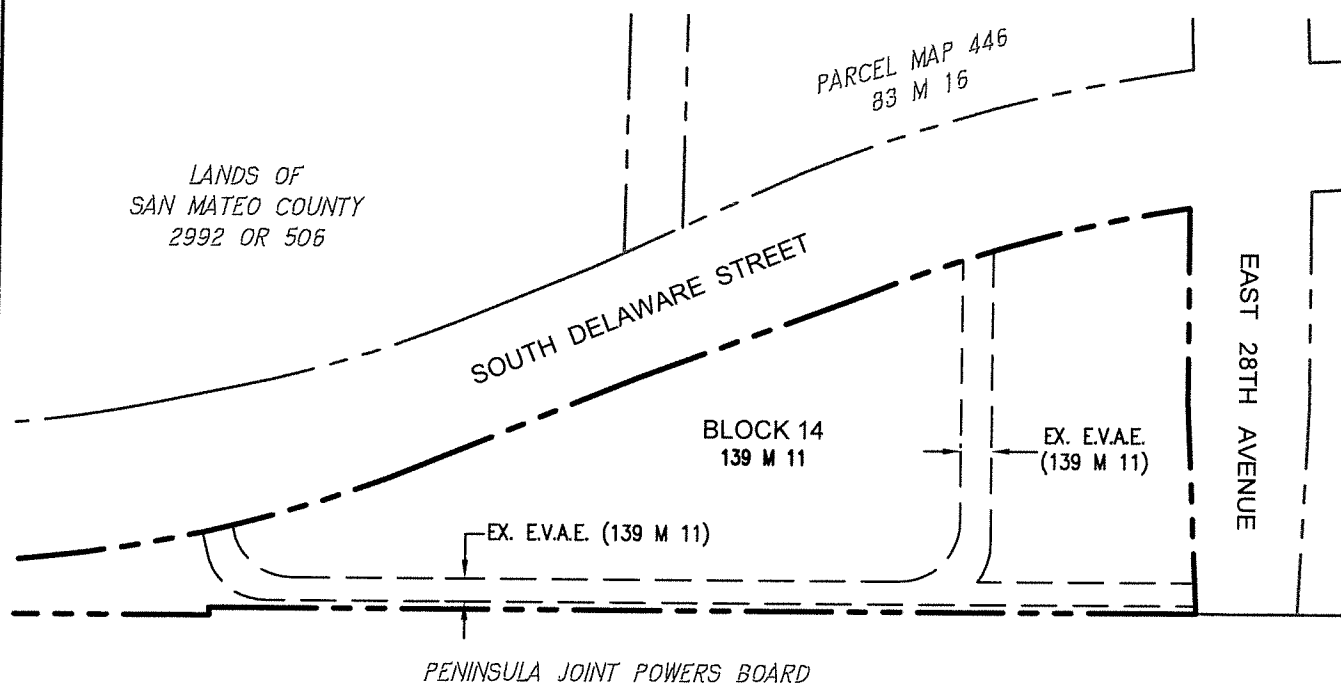
\_\_\_\_\_  
Kevin R. Weiss

\_\_\_\_\_  
Date

# ATTACHMENT C

## LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCEL
- EASEMENT LINE
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT



KEVIN R. WEISS, L.S. 7139

DATE

### EXHIBIT 'B': SUMMARY VACATION EMERGENCY VEHICLE ACCESS EASEMENT

SCALE: DATE: 12/03/19 BY: CT

SHEET 1 OF 1 JOB NO. 5070

**JMH WEISS, INC.**

1731 Technology Dr, Ste #880  
San Jose, CA 95110  
Phone: (408) 286-4555  
www.jmhweiss.com



# ATTACHMENT D

[illegible]

# ATTACHMENT D

## BAY MEADOWS PHASE II, NO. 4

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS

BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON  
THAT CERTAIN MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS  
RECORDED ON 3-25-13 IN BOOK 129 OF MAPS, AT PAGES 1-10... SAN  
MATEO COUNTY OFFICIAL RECORDS

AND LYING ENTIRELY WITHIN THE

CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA

JANUARY 2013

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
100 S. Airport Boulevard, Suite 100  
San Jose, CA 95128

Phone (408) 485-4028  
Fax (408) 298-4028  
bowmanconsulting.com

### SOILS AND GEOLOGICAL REPORT

A GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY TITUSWELL & SOLO, DATED  
SEPTEMBER 24, 2009, PROJECT NO. 142504, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY  
CLERK OF THE CITY OF SAN MATEO.

### TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE, UNDER THAT CERTAIN DEED OF TRUST RECORDED  
JUNE 11, 2012, AS INSTRUMENT NO. 2012-047849, OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA,  
DOES HEREBY CONSENT TO THE PREPARATION OF THIS SUBDIVISION MAP AND JOINING IN ALL OFFERS OF  
DEDICATION HEREON.

BY Nancy Tarr  
NAME NANCY TARR  
TITLE VICE PRESIDENT

### TRUSTEE'S ACKNOWLEDGMENT

STATE OF California  
COUNTY OF Santa Clara

ON 1/15/13 BEFORE ME, Lynn McFarland, A

NOTARY PUBLIC, PERSONALLY APPEARED Nancy Tarr  
WHO PROVED TO ME ON THE BASIS OF SATISFACTION EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE  
SIGNED/ARE TO BE SIGNED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ANY, SINGLED OR THE SAME,  
BE HE/SHE/IT/ANY, SINGLED OR THE SAME, HAS/HAVE/THEY SUBSCRIBED/ED ON THE INSTRUMENT, THE  
PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California  
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE

Lynn McFarland

PRINTED NAME Lynn McFarland

NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS Santa Clara

COMMISSION EXPIRES 1/15/15

COMMISSION NUMBER 1921022

### CITY ATTORNEY'S STATEMENT

APPROVED AS TO FORM

2-5-13

DATE

[Signature]  
CITY ATTORNEY

### CITY CLERK'S STATEMENT

I, PATRICE GLOD, CITY CLERK OF THE CITY OF SAN MATEO, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID  
CITY AT ITS REGULAR MEETING HELD ON January 9, 2013, DID APPROVE  
THE MAP SHOWN HEREON, AUTHORIZED ITS RECORDATION AND ACCEPTED ON BEHALF OF THE CITY OF SAN  
MATEO ALL REAL PROPERTY AS SHOWN AND DESCRIBED ON SAID MAP AS BEING OFFERED FOR DEDICATION TO  
THE CITY OF SAN MATEO IN CONFORMANCE WITH THE TERMS OF SAID MAP IN DEDICATION.

AND, PURSUANT TO SECTION 66012.5 AND 66012.6, THE CITY CLERK HEREBY APPROVES AND MAKES THE  
FOLLOWING ACKNOWLEDGMENT:

- CITY CLERK'S STATEMENT RECORDED IN BOOK 129, PAGE 101 (FORM NO. 101)
- CITY CLERK'S STATEMENT RECORDED IN BOOK 129, PAGE 102 (FORM NO. 102)
- CITY CLERK'S STATEMENT RECORDED IN BOOK 129, PAGE 103 (FORM NO. 103)
- CITY CLERK'S STATEMENT RECORDED IN BOOK 129, PAGE 104 (FORM NO. 104)
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I FURTHER STATE THAT ALL AGREEMENTS AND CLERK'S AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN FINAL  
MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN MATEO AND ARE FILED IN MY OFFICE.

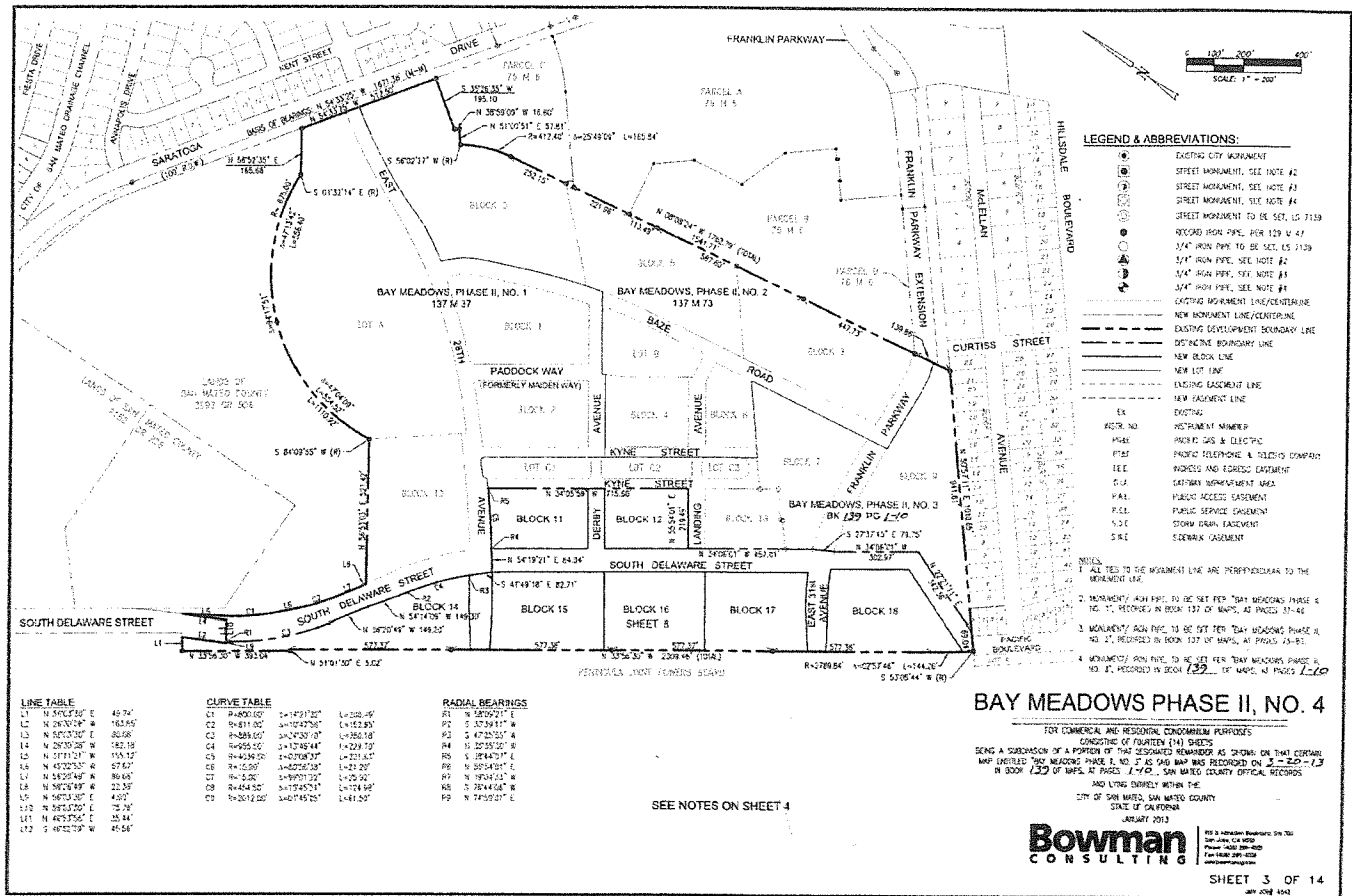
2/20/13

DATE

Patricia Glod, ASST. CITY CLERK  
for Patricia Glod, City Clerk

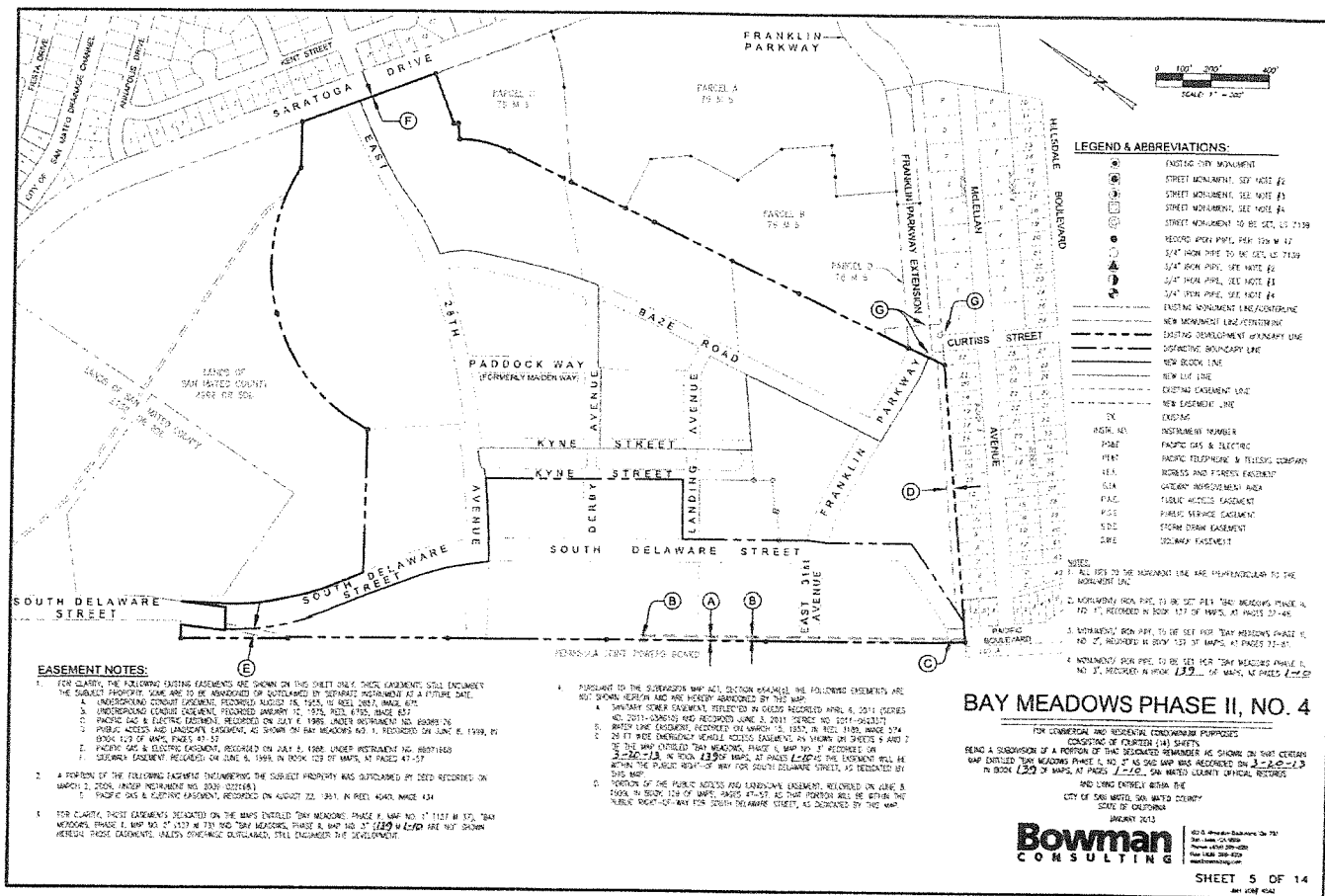


# ATTACHMENT D

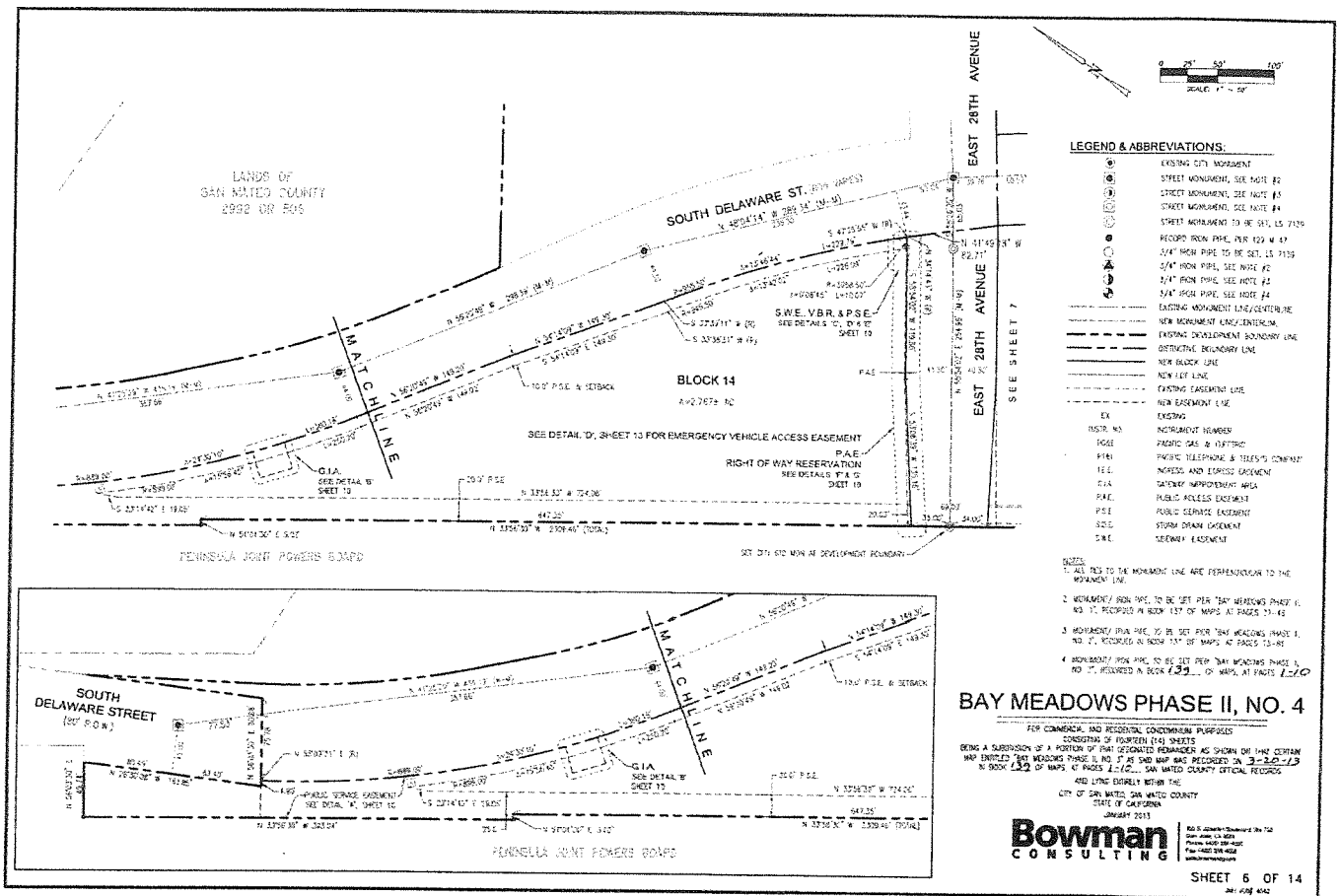




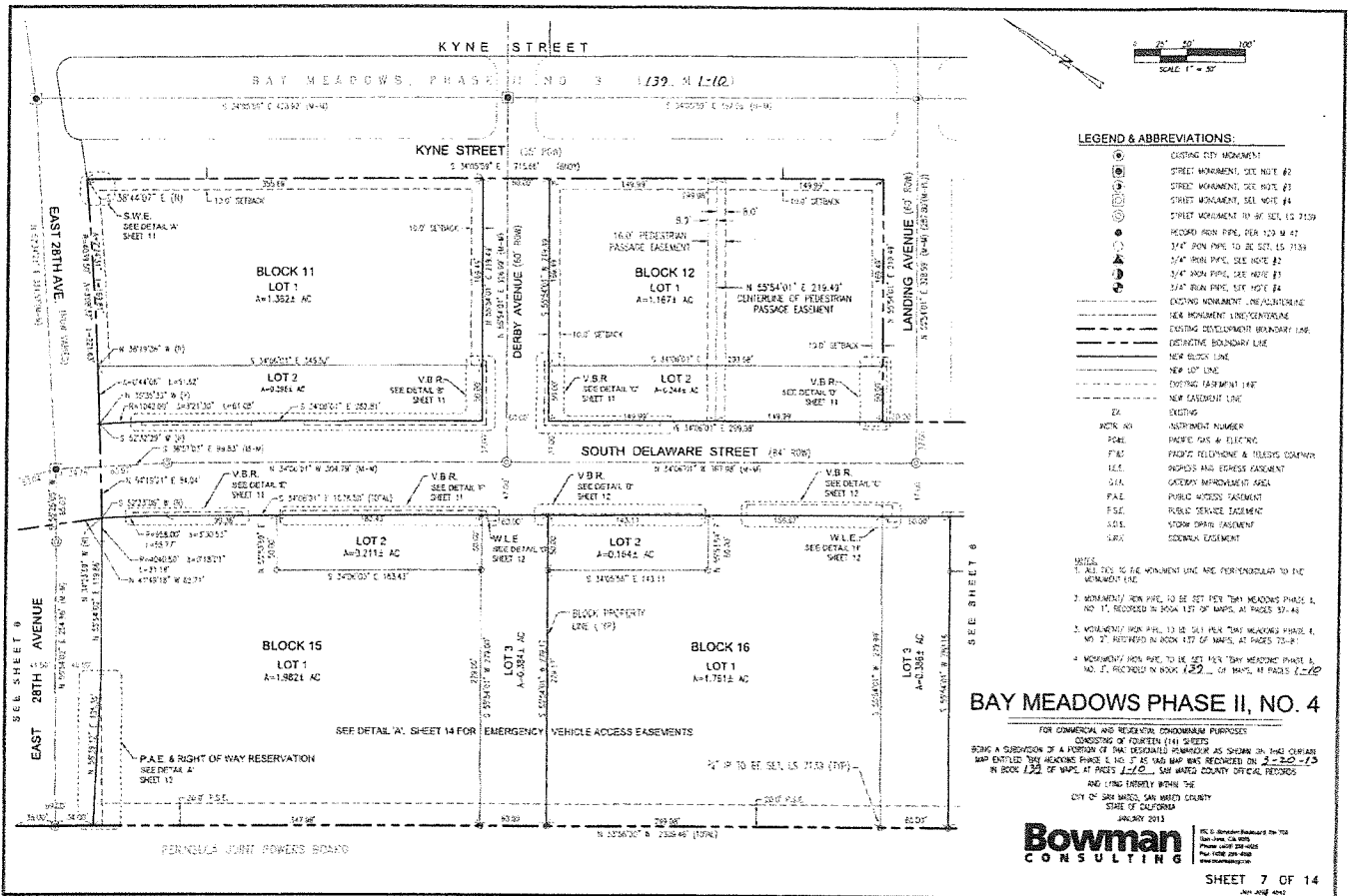
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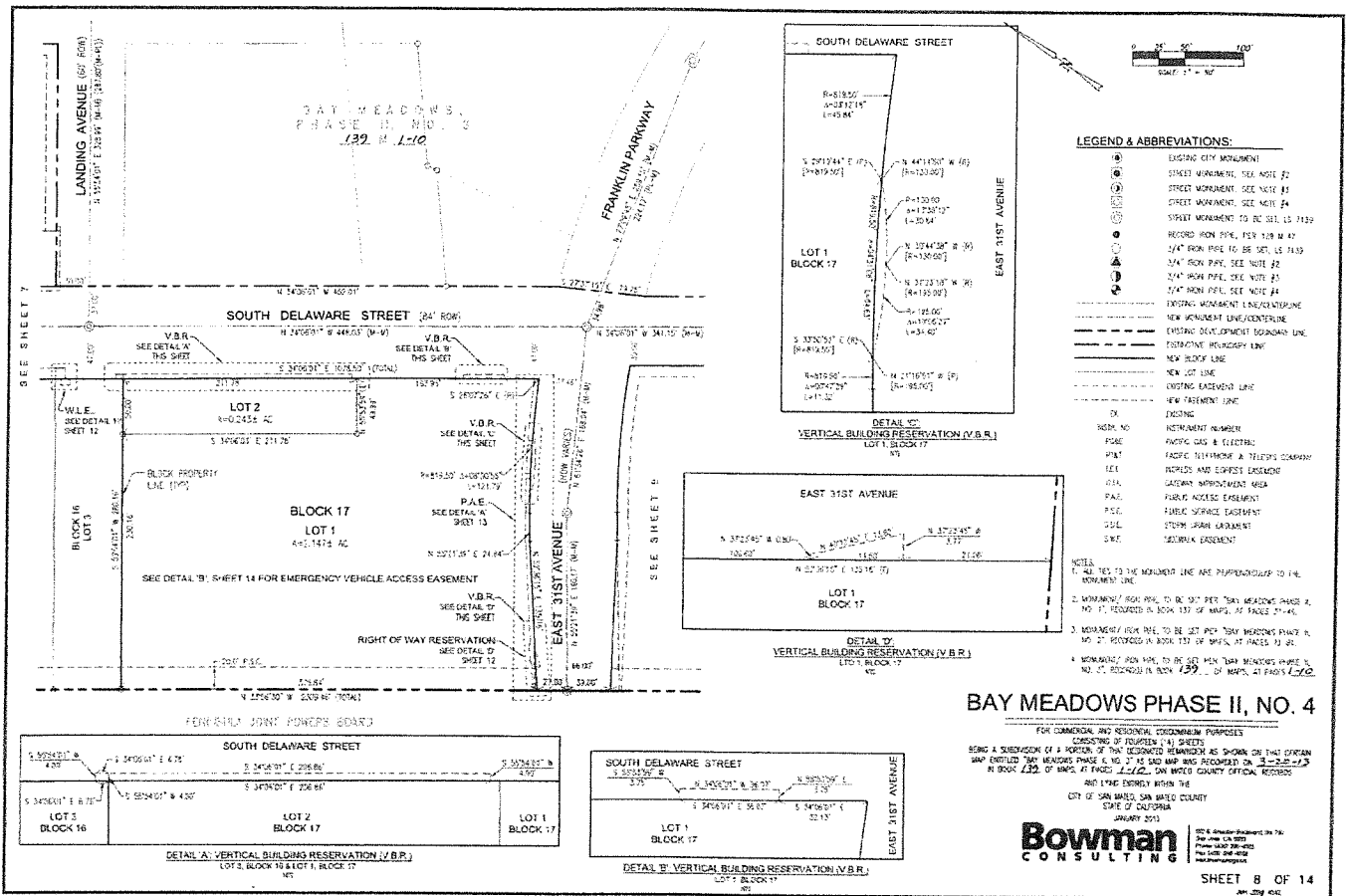
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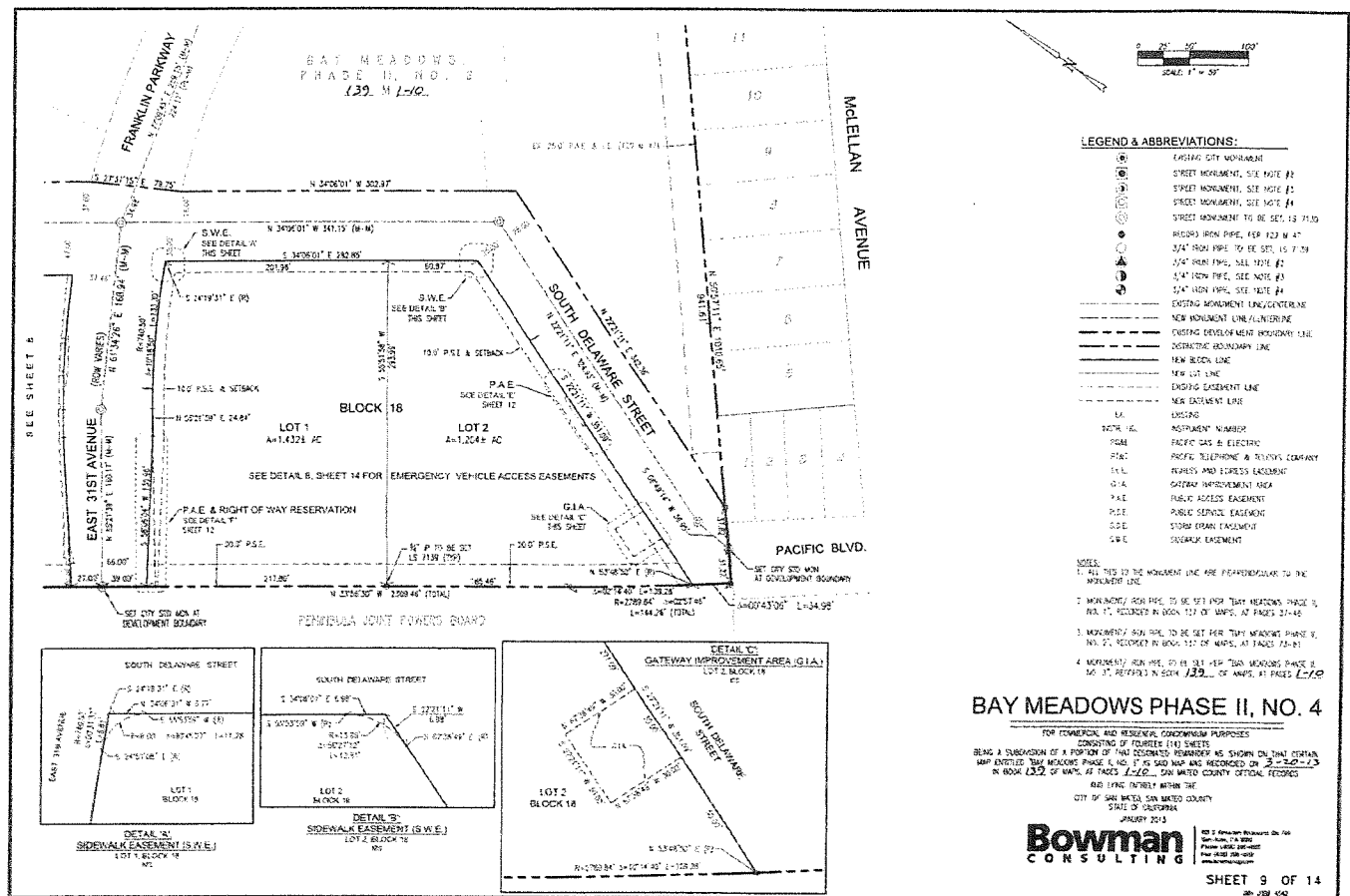


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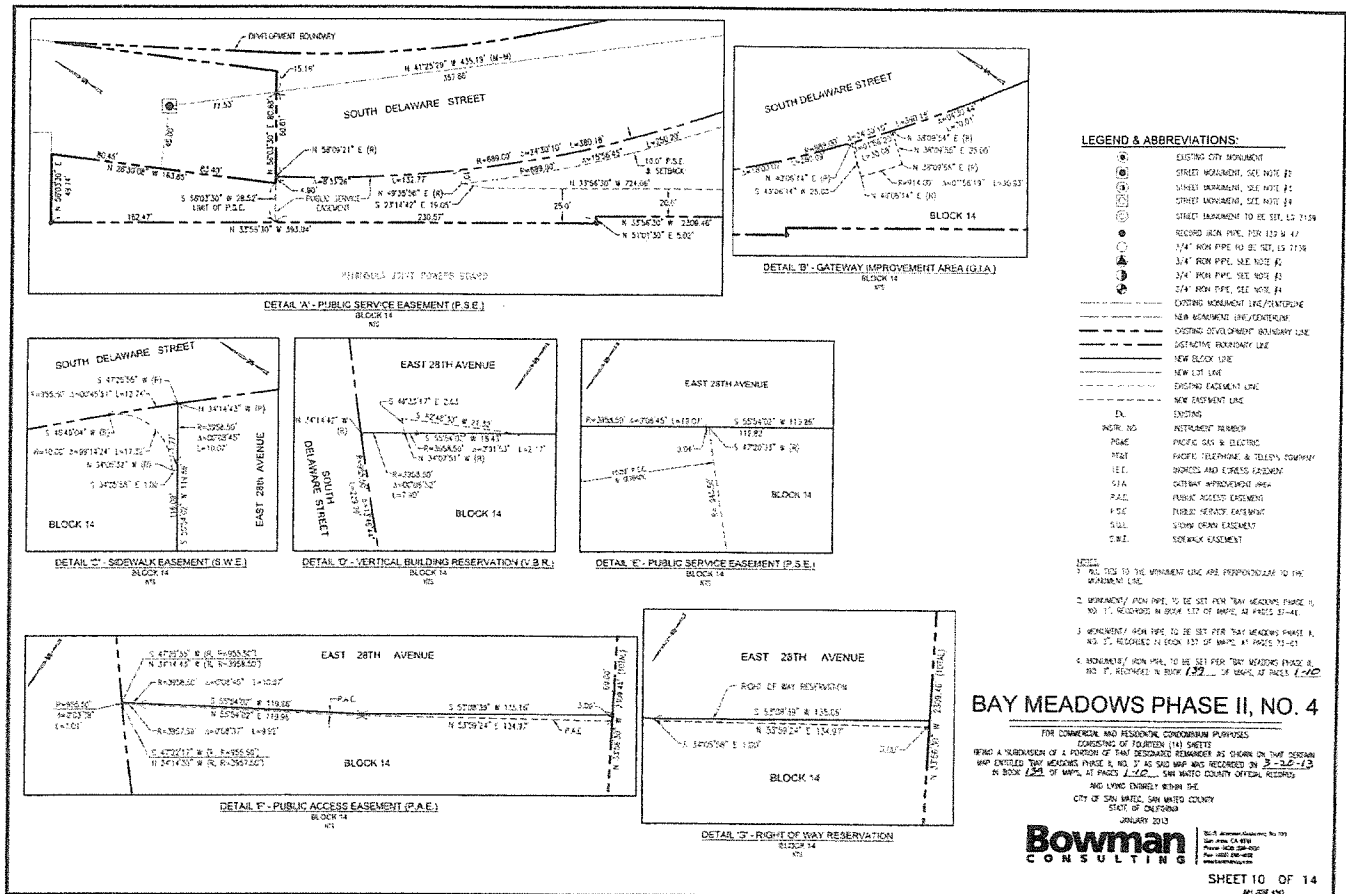




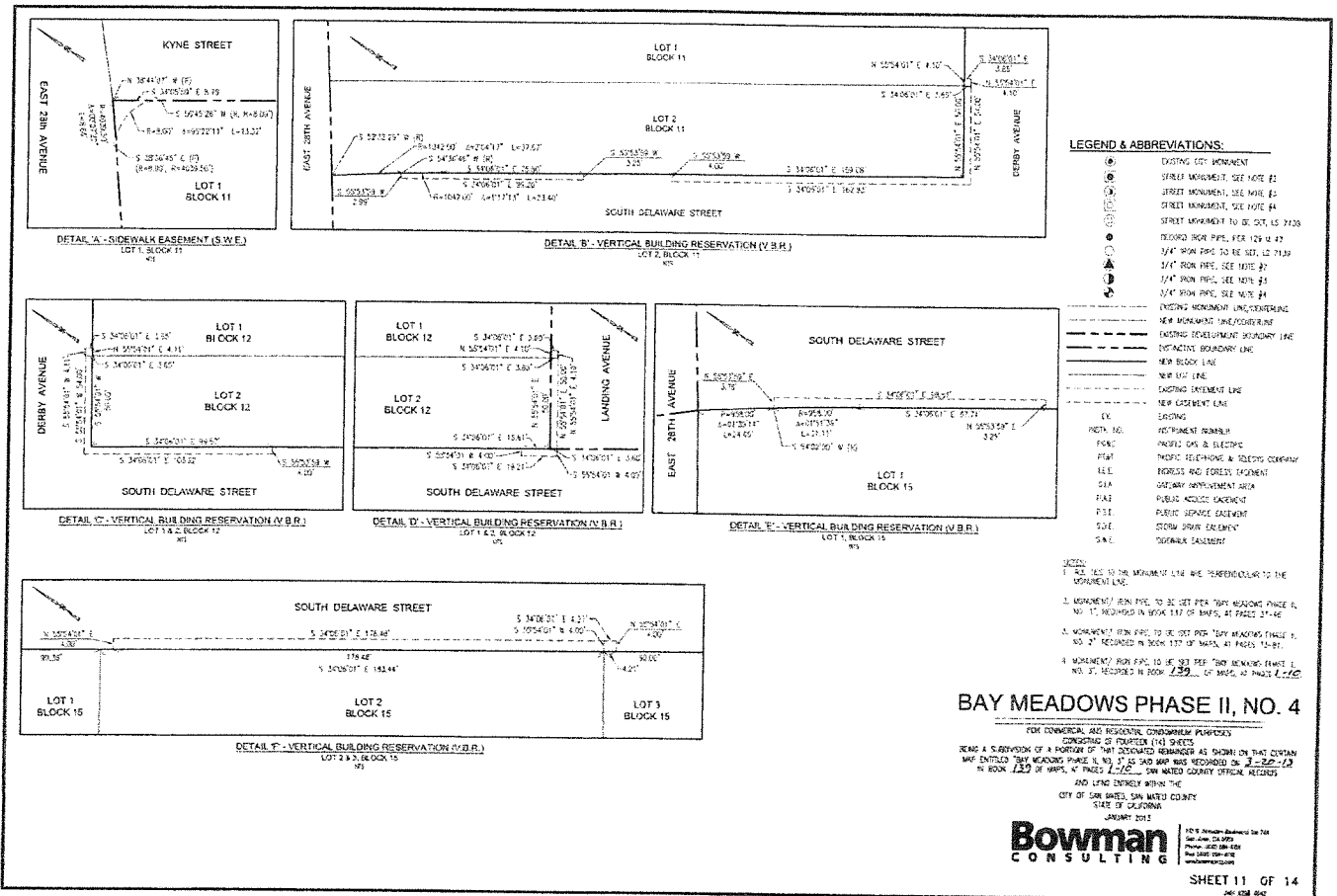
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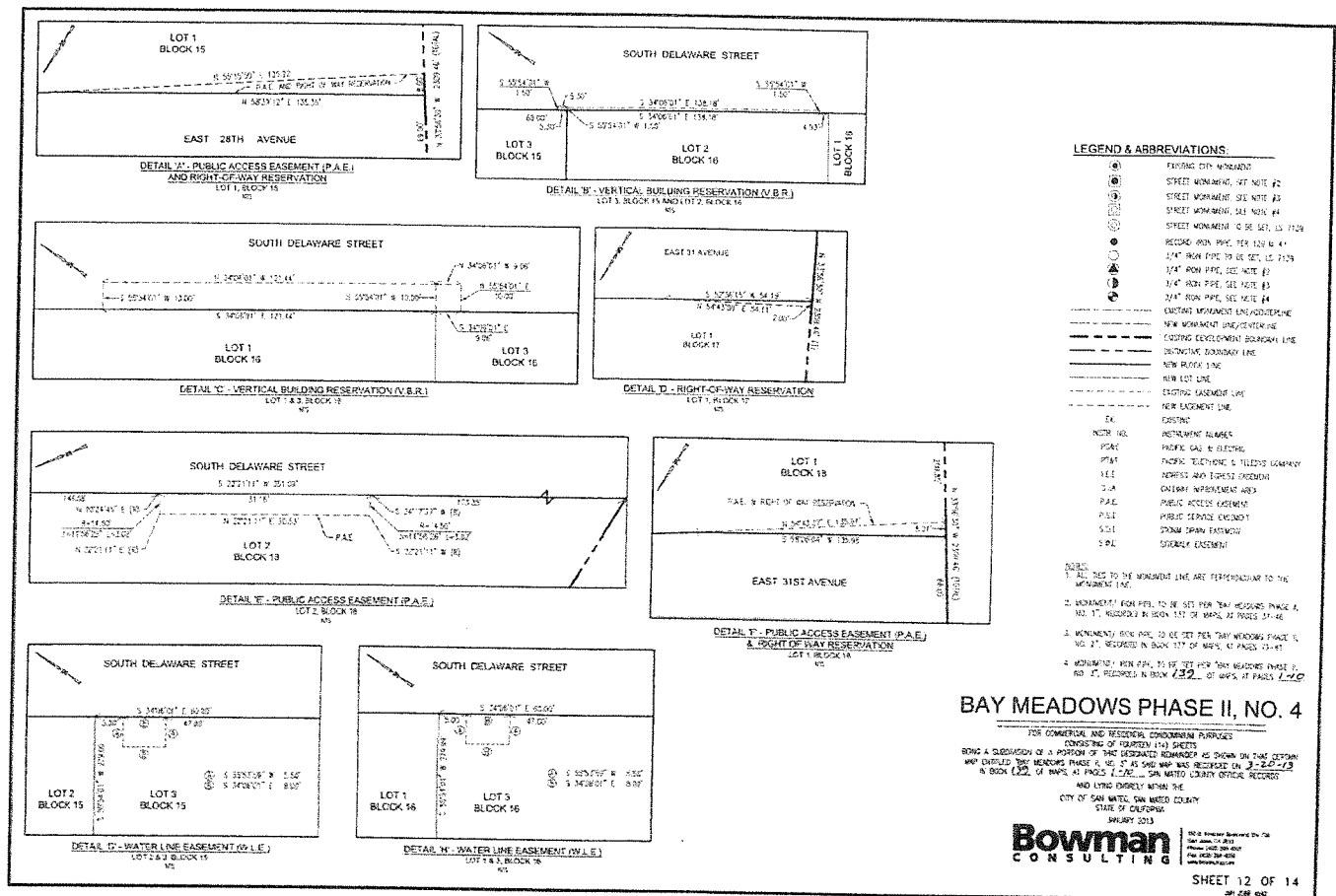
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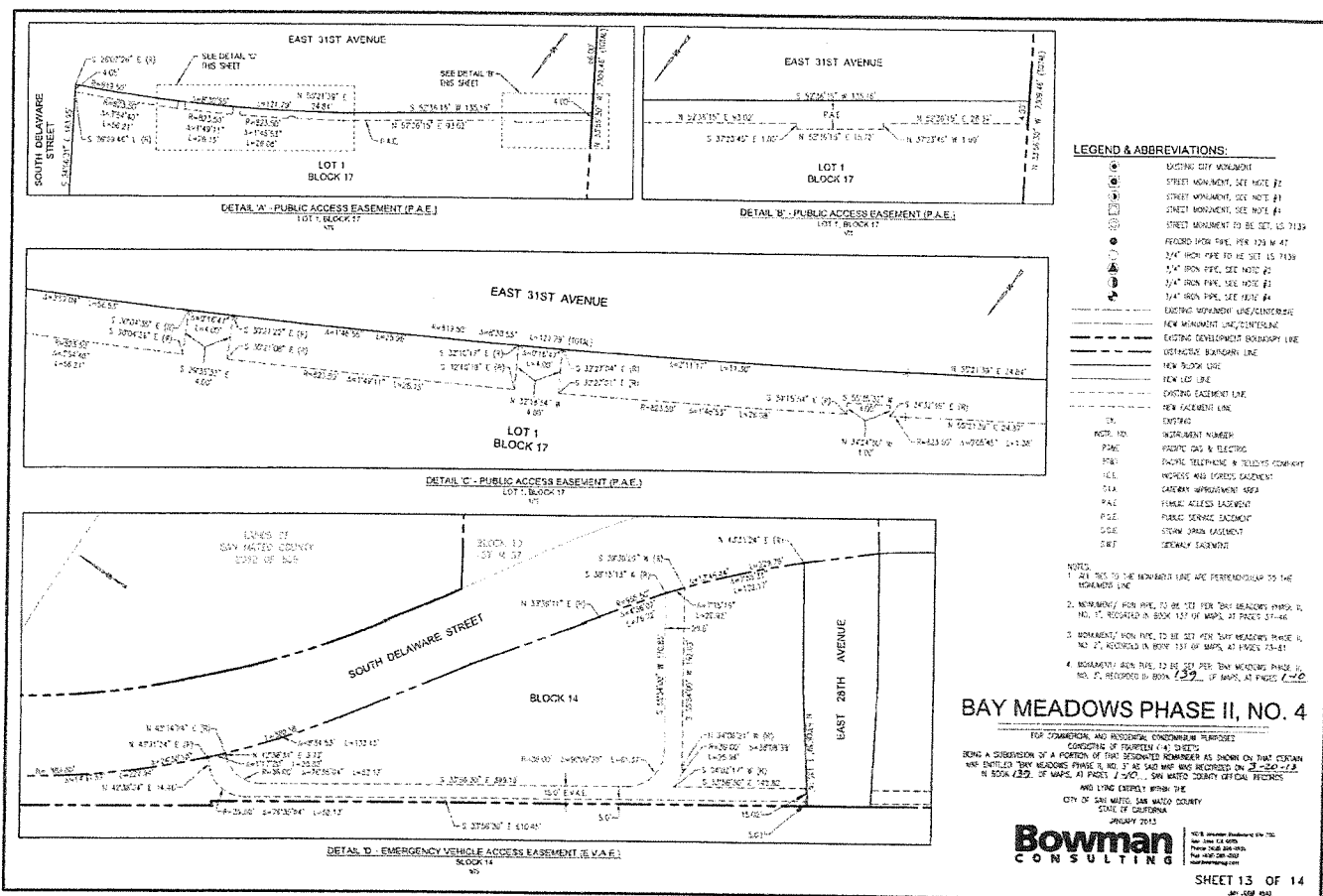
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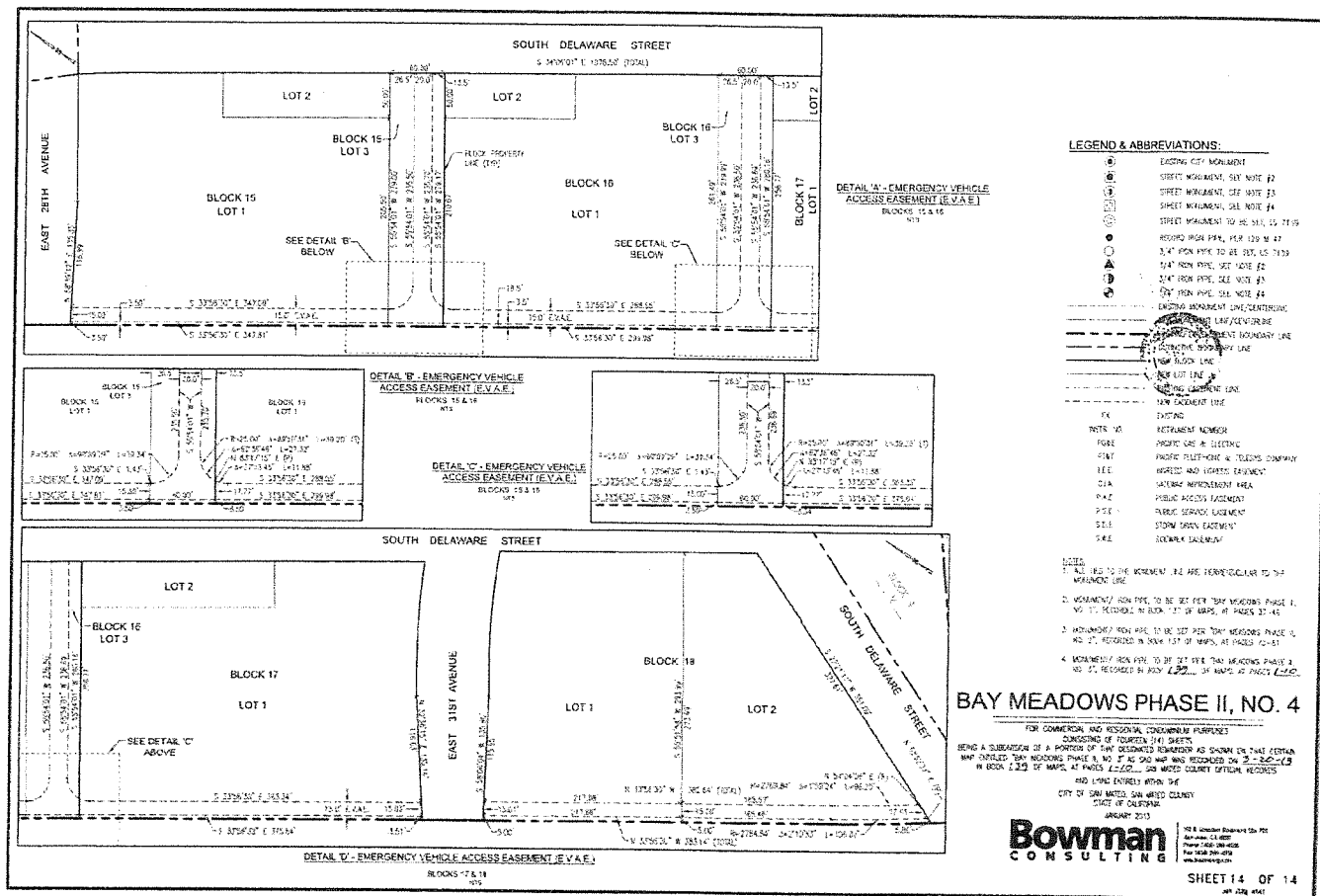
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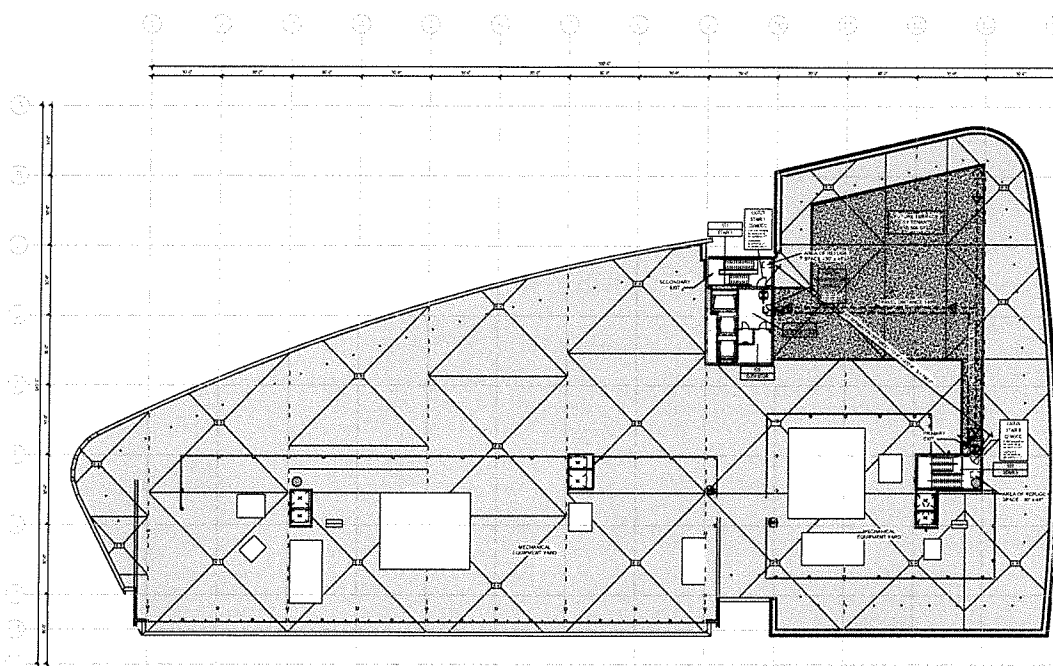
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# ATTACHMENT D



## ATTACHMENT E



1 FLOOR PLAN - T.O. ROOF SLAB - OCCUPANCY/EGRESS DIAGRAM

### EGRESS PLAN GENERAL NOTES



- [illegible]

PARTITION PLAN LEGEND


**FINAL LATE**

- |               |                       |
|---------------|-----------------------|
| 1 FOUR-BATING | $w(=a+b+c+d+e+f+g+h)$ |
| 2 FIVE-BATING | $a+b+c+d+e+f+g+h+i$   |
| 3 FOUR-BATING | $w(=c+d+e+f+g+h+i+j)$ |

LINES

- PATH OR EXIT        
 ACCESS FRAMES        
 EXIT ACCESS        
 TRAVEL DISTANCE      
- SYMBOLS**

ENT 809

- EXT. SIGN W/AL. MOUNTING 
- EXT. SIGN WITH TRAVEL DIRECTION     

FIRE EXTINGUISHER  
CABINET

- FIRE EXTINGUISHER
- CHARISMATISM  
STAMPING

STAMPED

- |                   |     |
|-------------------|-----|
| FLOW OF DEEPWATER | IN  |
| REFUGE SPACE      | { } |

**LAGN**

- 
- | KEY       | DATA VALUE | EXIT NUMBER | NAME OF EXIST | NUMBER OF OCCURRENCES RELATIVE TO THE GIVEN LOCATION | COORDINATE INCHES | STAFFING IS REQUIRED FOR THIS | STAFFING REQUIRED IN INCHES | STAFFING REQUIRED IN FEET |
|-----------|------------|-------------|---------------|--|-------------------|-------------------------------|-----------------------------|---------------------------|
| EXISTENCE |            |             |               |  |                   |                               |                             |                           |

NO. OF JOISTS	SPAN	AREA	LOAD FACTOR	OCCUPANT LOAD	MIN. STAIR WIDTH REQ.	MIN. DOOR WIDTH REQ.
124	8'-0" ETC. ACTING ROOF TERMINUS	324 sq ft	24	1	12"	5'-0"
126	8'-0" ETC. LADDER ROOM	324 sq ft	24	1	12"	5'-0"



WILSON  
MEANY

Project  
**Bay Meadows**  
**STA1**  
 750 South Delaware St.  
 San Mateo, CA 94403  
 Prepared For  
**Wilson Meany**  
 Embarcadero Center, Suite 3332  
 San Francisco, CA 94111



the Bush St Suite 250  
San Francisco, CA 94104 USA  
+1 415 243 0556 f +1 415 882 7763



Topic	Question																																																																																
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and for  
and Date: 2018-08-18  
with Rev. 1.0 (2018-08-18)  
and for  
C. A. A.

DOF LEVEL -  
OCCUPANCY /  
GRESS DIAGRAM

A038

# ATTACHMENT F

## California Fire Code, Appendix B, Table B105.1 (2)

REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) <sup>b</sup>	FLOW DURATION (hours)
Type IA and IB <sup>a</sup>	Type IIA and IIIA <sup>a</sup>	Type IV and V- A <sup>a</sup>	Type IIB and IIIB <sup>a</sup>	Type V- B <sup>a</sup>		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701- 30,200	12,701- 17,000	8,201- 10,900	5,901- 7,900	3,601- 4,800	1,750	
30,201- 38,700	17,001- 21,800	10,901- 12,900	7,901- 9,800	4,801- 6,200	2,000	
38,701- 48,300	21,801- 24,200	12,901- 17,400	9,801- 12,600	6,201- 7,700	2,250	
48,301- 59,000	24,201- 33,200	17,401- 21,300	12,601- 15,400	7,701- 9,400	2,500	
59,001- 70,900	33,201- 39,700	21,301- 25,500	15,401- 18,400	9,401- 11,300	2,750	
70,901- 83,700	39,701- 47,100	25,501- 30,100	18,401- 21,800	11,301- 13,400	3,000	3
83,701- 97,700	47,101- 54,900	30,101- 35,200	21,801- 25,900	13,401- 15,600	3,250	
97,701- 112,700	54,901- 63,400	35,201- 40,600	25,901- 29,300	15,601- 18,000	3,500	
112,701- 128,700	63,401- 72,400	40,601- 46,400	29,301- 33,500	18,001- 20,600	3,750	
128,701- 145,900	72,401- 82,100	46,401- 52,500	33,501- 37,900	20,601- 23,300	4,000	4
145,901- 164,200	82,101- 92,400	52,501- 59,100	37,901- 42,700	23,301- 26,300	4,250	
164,201- 183,400	92,401- 103,100	59,101- 66,000	42,701- 47,700	26,301- 29,300	4,500	
183,401- 203,700	103,101- 114,600	66,001- 73,300	47,701- 53,000	29,301- 32,600	4,750	
203,701- 225,200	114,601- 126,700	73,301- 81,100	53,001- 58,600	32,601- 36,000	5,000	
225,201- 247,700	126,701- 139,400	81,101- 89,200	58,601- 65,400	36,001- 39,600	5,250	
247,701- 271,200	139,401- 152,600	89,201- 97,700	65,401- 70,600	39,601- 43,400	5,500	
271,201- 295,900	152,601- 166,500	97,701- 106,500	70,601- 77,000	43,401- 47,400	5,750	
295,901- Greater	166,501- Greater	106,501- 115,800	77,001- 83,700	47,401- 51,500	6,000	
—	—	115,801- 125,500	83,701- 90,600	51,501- 55,700	6,250	
—	—	125,501- 135,500	90,601- 97,900	55,701- 60,200	6,500	
—	—	135,501- 145,800	97,901- 106,800	60,201- 64,800	6,750	
—	—	145,801- 156,700	106,801- 113,200	64,801- 69,600	7,000	





## Alternate Means (AMMR) Application

FRM-002  
Date: 1/1/17  
Mod: 1/13/19

Approved by:  
RWM

The Fire Marshal evaluated the proposal based on nationally recognized codes and standards, as well as recognized practices to ensure that the request is at least equivalent to the original code provisions.

**DEPARTMENT ACTION:** After determination, copies to: 1) applicant by mail, 2) attach copy to office plans, and 3) file copy to central filing system.

The Request is:

GRANTED ☒

DENIED ☐

Reason for Denial:

### CONDITIONS OF APPROVAL:

This AMM in its entirety would be granted given: there are two stairwells to the roof, the PSE is maintained, and a gate with a Knox box or padlock is installed to access the PSE. I concur with the 50% fire flow reduction, based on available flow and hydrants M/M 5-28-20

For Office Use Only	
No. of Items:	
Fee Due:	
Date Paid:	
Receipt No.	
Processed By:	

Fire Marshal Signature: RWM

DATE:

5/29/2020